

**HISTORIC DISTRICT COMMISSION
MINUTES OF MEETING
MARCH 7, 2012**

Town of Bedford
Bedford Town Hall
Selectmen's Meeting Room

PRESENT: William Moonan, Chair; Karen Kalil-Brown, Vice Chair; Carol Carlson; Alan Long; Kevin Latady; Lorrie Dunham

ABSENT: None

Mr. Moonan read the emergency evacuation notice.

PRESENTATION: Ms. Kalil-Brown read the notice of the hearing.

PETITION #004-12 – The Pineapple Trust, at 138 Great Road, for handrail and storm doors.

Storm Doors

Raymond Hartwell, the applicant for the Pineapple Trust building at 138 Great Road, introduced himself and explained that the building has some storm doors that don't match, so they would like to upgrade those with new matching doors. He discussed the page of photographs in the application packet (see attached) and stated that the proposal is for three of the storm doors to be replaced, and a fourth door – on the west side of the building – to have a screen replaced.

Ms. Kalil-Brown asked what brand the doors will be. Mr. Hartwell replied that they will be from Pella.

After further discussion about the appearance and placement of the doors, Mr. Moonan called for a motion.

MOTION:

Ms. Kalil-Brown moved to approve the application for two front doors and left side west door (three total), and addition of screen on left side door with stairway, as shown on Exhibit A. Doors will be white aluminum storm doors, Larson model by Pella.

Ms. Carlson seconded the motion.

Voting in favor: Moonan, Kalil-Brown, Carlson, Long, and Latady

Voting against: None

Abstained: None

The motion carried unanimously, 5-0-0.

Handrail

Mr. Hartwell stated that the Edward Jones company wants to have one handrail for older clients, which will be placed at the sidewalk level and follow up the two steps by the street.

Ms. Kalil-Brown asked whether the handrail would match the existing stair railings. Mr. Hartwell replied that it would, with the exception of the bottom, which will have a “lamb’s tongue” curve.

The Commission talked in detail about the placement and shape of the handrail. Mr. Latady drew an example of the most efficient and Code-compliant way for the railing to be placed and would still be aesthetically pleasing. Mr. Moonan suggested that the drawing be used as an exhibit.

MOTION:

Mr. Latady moved to approve the application for the Pineapple Trust, at 138 Great Road, for a handrail as shown on Exhibit B. Handrail will be iron welded, painted black, with lamb’s tongue detail at bottom. Handrail will be installed on right (east) side of building.

Mr. Long seconded the motion.

Voting in favor: Moonan, Kalil-Brown, Carlson, Long, and Latady

Voting against: None

Abstained: None

The motion carried unanimously, 5-0-0.

Mr. Hartwell thanked the Commission, and Mr. Moonan stated that he would be getting a Notice of Determination in the mail within the next two weeks.

BUSINESS MEETING:

Mr. Long noted that, since he and Ms. Kalil-Brown always recuse themselves from Blake Block hearings because of their friendship with Mr. Blake, he would like to hold the Commission’s brief business meeting now to approve the most recent minutes; that way, they won’t have to stay through to the end of the meeting and can leave before the Blake Block hearing begins. Mr. Moonan said that was a good idea and called for a motion to approve the first set of minutes.

MOTION:

Ms. Carlson moved to accept the minutes of the November 2, 2011 minutes, as corrected.

Ms. Dunham seconded the motion.

Ms. Kalil-Brown and Mr. Long explained that they had not been in attendance for the meeting in question because it was a Blake Block meeting, so they would therefore abstain from voting. Mr. Moonan noted that he was only in attendance for the first few minutes of that meeting, as he had to attend another meeting that night, so he would be abstaining as well.

Voting in favor: Carlson, Latady, and Dunham
Voting against: None
Abstained: Moonan, Kalil-Brown, and Long
The motion carried, 3-0-3.

MOTION:

Mr. Long moved to accept the minutes of the January 4, 2012 meeting, as corrected.

Ms. Dunham seconded the motion.

Ms. Kalil-Brown stated that, although she was in attendance at the January 4 meeting, she would abstain from voting because she had not had a chance to read the minutes.

Voting in favor: Moonan, Long, Latady, and Dunham
Voting against: None
Abstained: None
The motion carried, 4-0-1.

At this time, Ms. Kalil-Brown and Mr. Long left the meeting.

PRESENTATION: Ms. Carlson read the notice of the meeting.

PETITION #005-12 – Pamela Brown, Esq., for Blake Block, 68-84 Great Road, for cornerstone and patio.

Cornerstone

Jonathan Cocker, of Maguel Architects and the architect for the Blake Block, greeted the Commission and explained that he would be representing the applicants tonight. He stated that the first item of business is a pre-cast cornerstone featuring letters with V-groove carving which will read “BLAKE BLOCK 2012,” as shown on the design rendering. He noted that this item was actually discussed at the last meeting, and he understands that the HDC had no issues with it, but wanted it to be advertised. He said it has now been advertised so he hopes that the Board will vote in favor of it tonight.

The Commission talked about the look and size of the cornerstone. Mr. Cocker pointed out that the words “BLAKE BLOCK” are two and a half inches tall and the “2012” is four inches tall.

Ms. Carlson asked if there were a name for the selected font. Mr. Cocker replied that he doesn't know that it has a particular name, but it is a simple block font, as any kind of fancy scrollwork font is not possible with this kind of V-groove carving.

MOTION:

Ms. Carlson approved the request of Pamela Brown, Esq., for the Blake Block, at 68-84 Great Road, for a cornerstone, made with pre-cast stone, as shown on Exhibit A. Size and shape of lettering as detailed on Exhibit B.

Mr. Latady seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

Patio Doors

Mr. Cocker explained that the second request is a change for the residential units on the second floor. He said that the plans originally called for windows looking out to the balcony but it has been decided that French doors which allow access to the balcony is obviously a much more logical choice. He stated that this change would affect three of the residential units – the front and rear of Element 1 and the front of Element 5.

Harley Haynes, of 26 Great Road, asked whether there will be muntons on the glass. Mr. Cocker responded that they would.

MOTION:

Mr. Latady moved to approve the request of Pamela Brown, Esq., for the Blake Block, at 68-84 Great Road, to change window to a French door in three locations, as detailed in Sheets A-6 and B-1.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

Awning Color and Gutters

Mr. Cocker stated that there were two more items which the applicants had forgotten to add to the application in time to be advertised in the newspaper: awning color and gutters. He said he realizes that the Board cannot vote on these items tonight because they hadn't

been advertised, but he would like to discuss them briefly to get the Commission's input.

Mr. Cocker explained that it had always been understood that the applicants would come back to get the awning colors approved, and it has now been agreed by all involved that the building will have just one awning color, to tie them all in together. He said that the proposed awnings will be made by Sunbrella, and the color will be Marine Blue. He showed a sample of the color and the Commission members all agreed that it was very attractive. Mr. Moonan said that, although the HDC cannot vote on this tonight, the applicants may proceed on the assumption that this color will be approved at the next meeting.

The final item, Mr. Cocker noted, is gutters. He said that the Planning Board requires controlled roof runoff, and the original architectural details did not show gutters. He showed a rendering of the proposed gutter and stated that there is precedent for this kind of gutter in many Historic Districts, including Bedford's, as these are the gutters that the Commission approved for the Bedford Police Station.

Ms. Carlson asked what color they will be. Mr. Cocker replied that they propose white, as it will blend in with the trim and molding on the building.

There was discussion about the downspouts and the placement of the gutters on the building.

Ms. Carlson asked what the material will be. Mr. Cocker responded that it will be aluminum. The Commission members talked about aluminum and Mr. Moonan said that the HDC has been allowing aluminum gutters in many commercial and residential properties in the District.

Mr. Moonan suggested that either Mr. Cocker or Ms. Brown email information regarding the awnings and gutters to the HDC Assistant so the Commission has something to approve at the next meeting, but the applicants do not need to be present. Mr. Cocker thanked the Commission members for their time. Mr. Moonan wished the applicants luck with the continued project.

MOTION:

Ms. Carlson moved to adjourn the meeting.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

The meeting adjourned at 8:35 PM.

Historic District Commission
Minutes of Meeting 3-7-12

William S. Moonan, 5/2/12
William Moonan, Chairman Date

Respectfully Submitted,

Scott Gould
HDC Assistant

Attachments:

- Page of photographs from the Pineapple Trust application packet